

The Protocol for the Operation of the Planning Committee provides for interested person(s) to register to speak on a planning application that is scheduled to be determined at the next meeting of the Planning Committee. This request must be received by the Planning Department no later than 10am on the Monday before the Planning Committee meeting via email account planning@causewaycoastandglens.gov.uk.

Planning Reference	LA01/2023/0043/F
Name	Murray Bell – Bell Architects Ltd
Contact Details	Tel: Email:
Support or Objection – please tick relevant box	Support <input checked="" type="checkbox"/> Objection <input type="checkbox"/>

Written representation summarising key points.

15 Jan 2025

Refusal Reason

1) The proposal is contrary to 6.73 of the Strategic Planning Policy for Northern Ireland (SPPS) and Policy CTY12 of Planning Policy Statement 21, Sustainable Development and does not merit being considered as an exceptional case in that it has not been demonstrated that the farm business is currently active and has been established for at least six years or that the proposal is necessary for the efficient use of the agricultural holding

Responses

Reason 01

We have demonstrated that Mr James Chartres is in ownership and control of his established and growing small farm. He and his wife have just built a replacement dwelling which is the house on the farm, and with the arrival of their first child, this is the beginning of a new generation in young farming for the Seacon lands.

We have demonstrated that his farm is active and has been established for more than 6 years in activity and engagement. James Chartres has had a lifelong interest in farming and farming support business.

We have in addition detailed the nature of Mr James Chartres farm support business, which is hoof trimming – this is not the kind of business that should occur in a settlement, and exactly the kind of business that should operate in and around a farm, and in the rural countryside to avoid annoyance of smell, noise and effluent.

The planning office has stated in the planning report that the hoof trimming business is not an agricultural use, and we disagree.

James is well known in the area and is used by multiple farmers to attend to their beasts, and the associated business and equipment are directly related to the farm and its activities, and without the hoof-trimming business, his farm would not be able to survive on its own.

Farm diversification is a well understood principle, and many of our rural farms need additional business activity to survive.

Mr & Mrs James Chartres have just invested in and built a new replacement dwelling on their farm and have recently moved in with their young child. We need to support young people as they start on their farming journey when so many young people are leaving farming.

The Chartres have now moved in to their new home at 29 Seacon Park, Ballymoney and this proposed shed is immediately beside the new dwelling.

To this end we suggest that this application is vital to support and we request full discussion at planning committee as a locally engaged discussion is needed to respond to a cold planning assessment.